

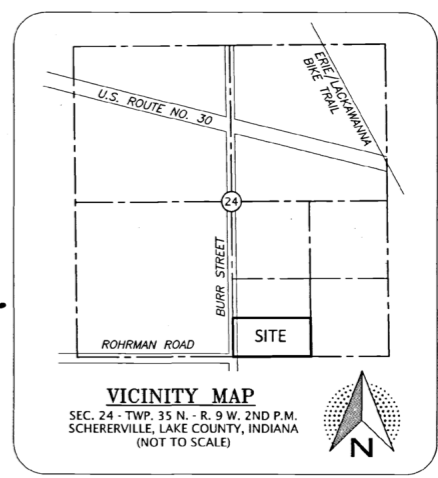
GINA PIMENTEL RECORDER 2023-032061 STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 10:16 AM 2023 Nov 29

BOOK 117 PAGE 70

PEREZ ACRES AN ADDITION TO THE TOWN OF SCHERERVILLE LAKE COUNTY, INDIANA

PARCEL DESCRIPTION: THE SOUTH 660 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJ. TO FINAL ACCEPTANCE FOR TOWN OF SCHERERVILLE NOV 29 2023 45-11-24-451-009-036 FEGGY HOLINGA KATONA LAKE COUNTY AUDITOR



1155 Troutwine Road Crown Point, IN 46307 P: (219) 662-7710 F: (219) 662-2740 www.dvgteam.com

Table with 2 columns: DATE, REVISIONS AND NOTES. The table is currently empty.

STATE OF Indiana ) ss: COUNTY OF Lake ) WE, THE UNDERSIGNED, ALFRED AND SARAH PEREZ, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, THAT I HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "PEREZ ACRES", AN ADDITION TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA. ALL STREETS AND ALLEYS OR OTHER PUBLIC RIGHT OF WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF SCHERERVILLE FOR PUBLIC USE. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE STREET RIGHT-OF-WAY LINES, NO BUILDING OR STRUCTURE SHALL BE ERCTED OR MAINTAINED.

UTILITY EASEMENT: EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY GRANTED TO THE TOWN OF SCHERERVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING NORTHERN INDIANA PUBLIC SERVICE COMPANY AND SSC, SEVERALLY AND OTHER PRIVATE UTILITY COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, TELEPHONE SERVICE AND CABLE TELEVISION SERVICE, INCLUDING THE RIGHT TO USE SAID EASEMENTS FOR THE CONVEYANCE, CHANNELIZATION, COLLECTION AND DISPERSAL OF SURFACE WATER RUNOFF, INCLUDING THE RIGHT TO USE BOTH PUBLIC AND PRIVATE STREET RIGHT OF WAYS WHEN NECESSARY AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH PUBLIC UTILITY AND DRAINAGE PURPOSES.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF SCHERERVILLE FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE SWALES, DITCHES AND WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED DRAINAGE EASEMENT FOR THE COLLECTION, TRANSPORTATION AND MANAGEMENT OF STORM WATER SURFACE RUNOFF.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF NOVEMBER, 2023

Signature of Alfred Perez

Signature of Sarah Perez

STATE OF INDIANA ) ss: COUNTY OF LAKE ) BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DID PERSONALLY APPEAR ALFRED AND SARAH PEREZ, KNOWN TO ME TO BE THE SAME PERSONS WHO SIGNED THE ABOVE CERTIFICATE, AND DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

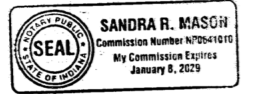
WITNESS MY HAND AND NOTARIAL SEAL THIS 15TH DAY OF NOVEMBER, 2023.

COUNTY OF RESIDENCE: LAKE

MY COMMISSION EXPIRES: 11/8/29

Signature of Sandra R. Maso

NOTARY PUBLIC



STATE OF INDIANA ) ss: COUNTY OF LAKE ) SUBMITTED TO, ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA THIS 6th DAY OF NOVEMBER, 2023.

Signature of Thomas Anderson

PRESIDENT: THOMAS ANDERSON

Signature of Gary Immig

SECRETARY: GARY IMMIG

STATE OF INDIANA ) ss: COUNTY OF LAKE ) BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DID PERSONALLY APPEAR THOMAS ANDERSON AND GARY IMMIG, KNOWN TO ME TO BE THE SAME PERSONS WHO SIGNED THE ABOVE CERTIFICATE, AND DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

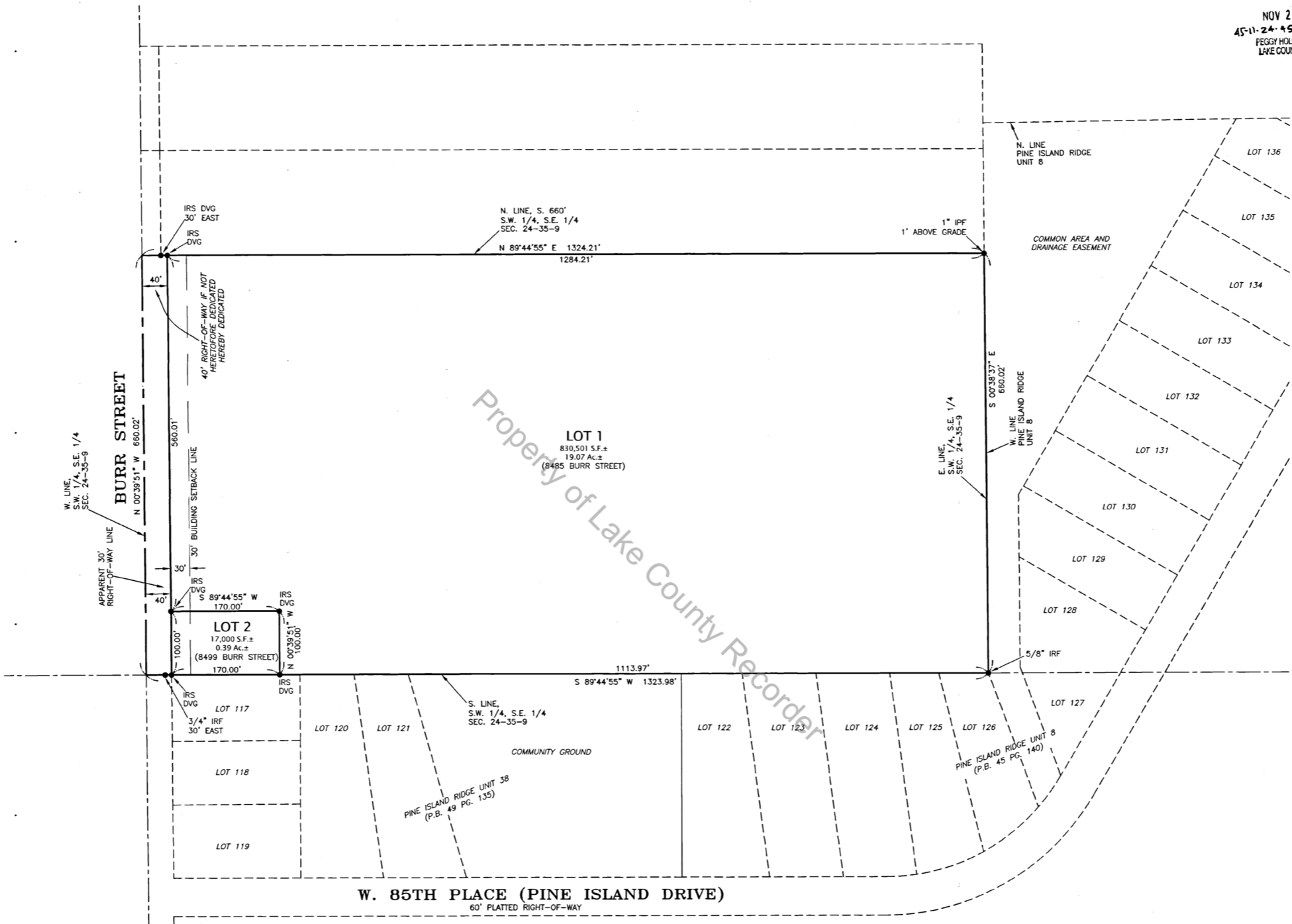
WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF NOVEMBER, 2023.

COUNTY OF RESIDENCE: LAKE

MY COMMISSION EXPIRES: May 25, 2024

Signature of Genna J. Sullivan

NOTARY PUBLIC



Property of Lake County Recorder

- BUILDING SETBACK NOTES: 1.) SIDE YARD: ON EACH INTERIOR LOT, THERE SHALL BE TWO (2) SIDE YARDS WITH A MINIMUM AGGREGATE WIDTH OF TWENTY PERCENT (20%) OF THE LOT WIDTH, BUT NO SINGLE SIDE YARD BEING LESS THAN EIGHT FEET (8') IN WIDTH. 2.) REAR YARD: THERE SHALL BE A REAR YARD ON EACH LOT, THE DEPTH OF WHICH SHALL NOT BE LESS THAN THIRTY FEET (30').

PARCEL INFORMATION: TAX ID. NO. 45-11-24-451-009-036 ALFRED & SARAH PEREZ PERSONAL REPRESENTATIVE'S DEED DOC. NO. 2013 056055 RECORDED JULY 31, 2013 PARCEL AREA: GROSS: 873,002 SQUARE FEET± 20.06 ACRES± NET (LESS 40' RIGHT-OF-WAY): 847,501 SQUARE FEET± 19.46 ACRES±

LEGEND: P.B. - PLAT BOOK IPF - IRON PIPE FOUND PG. - PAGE IRF - IRON ROD FOUND S.F. - SQUARE FEET IRS DVG - 5/8-INCH REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120". AC. - ACRES

FLOOD HAZARD NOTE: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE MAJORITY OF THE SUBJECT PARCEL DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION, AND FLOOD HAZARD ZONE "X" AREAS OF MINIMAL FLOOD HAZARD, AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180142, PANEL NO. 18089C0234E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

B117-P70

REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY BY DVG TEAM, INC. RECORDED IN SURVEY BOOK 40, PAGE 86 AS DOCUMENT NUMBER 2023-027311 ON SEPTEMBER 21, 2023 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

SURVEYOR'S CERTIFICATION: I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 13, 2023; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



Signature of Glen E. Boren

GLEN E. BOREN, P.S. NO. LS20000006

2023-032061

PEREZ ACRES 8485-8499 BURR STREET SCHERERVILLE, IN 46375 FINAL PLAT

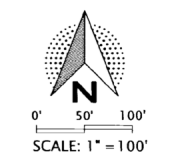


Table with 2 columns: DRAWN BY, DATE, SECTION, COUNTY, STATE, JOB NO. Values: DRAWN BY: DAR, DATE: 11/3/23, SECTION: 24-35-9, COUNTY, STATE: LAKE, IN, JOB NO.: 23-0038